

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

October 22, 2012

The Wethersfield Zoning Board of Appeals held a public hearing on October 22, 2012 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Mark Rudewicz, Clerk
Eugene Ziurys, Jr.
Paul J. Leblanc, Alternate
David Gustafson, Alternate

ABSENT: Morris Borea
Robert Cobb, Alternate

Also Present: Brian O'Connor –Chief Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on something other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

Application No. 6109-12. Rebecca S. Sanders, seeking a variance to continue to store a 24' automobile trailer in the side yard which exceeds the 18' maximum length permitted at 1000 Folly Brook Blvd, East side, B Residential Zone, (§3.5.B.3)

Rebecca Sanders, 1000 Folly Brook Blvd, Wethersfield, CT appeared before the Board seeking a variance to store a 24' automobile trailer in the side yard which exceeds the maximum length permitted. Ms. Sanders stated that this trailer has been parked in this same place for the past ten years with no problems. She stated that the trailer is registered and insured. She stated that she has spoken with all her adjoining neighbors and no one has an issue with the trailer being placed where it is.

Ms. Sanders passed out photos to the Board Members so they can see where the trailer is parked. She stated that, as you can see in the photos, the trailer is not on a grassy area but is on pavers. She stated that no other properties can see the trailer.

Chairman Vaughan, Jr. questioned if she is here due to a complaint. Mr. O'Connor stated that this was correct; there was an anonymous complaint. Ms. Sanders stated that there seems to be one person in the neighborhood that has been complaining about everything; not just about her but about others too.

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Commissioner Rudewicz questioned if a vehicle is stored in the trailer. Ms. Sanders stated that it is a car trailer, however, a vehicle is not stored in the trailer other things are in the trailer for when they go on trips and when her daughter goes back and forth to College.

Commissioner Ziurys, Jr. questioned where she parks her vehicles. Ms. Sanders said that they are parked in her two car garage and in the driveway.

Chairman Vaughan, Jr. confirmed that the variance is only for the length of the trailer. Mr. O'Connor stated that this was correct; adding that an 18' length trailer is permitted however, this is a 24' trailer.

Commissioner Gustafson questioned if the width is fine. Mr. O'Connor confirmed that the width is fine.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

Application No. 6110-12. Leonard Sande III, seeking a Use variance to operate an automotive repair business at 61 Arrow Road, North side, BP Zone, (§5.2.E.3).

Leonard Sande III, 61 Arrow Road, Wethersfield, CT appeared before the Board seeking a variance to operate an automobile repair business at 61 Arrow Road. Mr. Sande III stated that this is a Business Park Zone and that automobile repairs are not permitted in this zone. He stated that he feels that Russell Road is a perfect area for an automobile repair business. He added that this zone was changed a few years ago. Mr. Sande III apologized and stated that he did not know he would be speaking tonight and is not fully prepared.

Mr. O'Connor explained this Application. He showed to the Board the floor plan of the unit that Mr. Sande III would like to rent. He stated that Mr. Sande III would like to do automobile repairs which is not permitted in this zone. He stated that Mr. Sande III would also like to do towing and storage; adding that he will also need to go before the Planning and Zoning Commission for approval on that. He stated that the unit does have sprinkler systems; and the walls are double A rated up to the ceiling, however, he may also need to go before the State for some modifications also.

Mr. O'Connor stated that the building codes do not play a big part for this Board; but he will need to go before other Boards for building code approvals. He stated that this

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Board is primarily for the use variance. He stated that this needs to get approved before he can go any further.

Mr. Sande III stated that there is a small engine repair business in either Unit 2 or Unit 12 which also has gasoline engines.

Chairman Vaughan, Jr. questioned if he spoke with other tenants. Mr. Sande III stated that he did speak to the owner of the small engine repair business; but that is all.

Vice Chairman Logan questioned the size of the unit. Mr. Sande III stated that it is 2100 square feet. He would like one bay and one lift. He stated that he will mostly be focusing the business on towing; however, the State of Connecticut requires that towing businesses have an auto repair license also. Mr. Sande III stated that there is room in the back lot for storage of towing vehicles.

Vice Chairman Logan questioned if this variance is for the back lot also. Mr. O'Connor stated that the Planning and Zoning Commission would be handling any outside variances.

Chairman Vaughan, Jr. confirmed that even if this is approved tonight there are still other obstacles that need to be met. Mr. Sande III stated that he realizes he still has some big hurdles to overcome.

Mr. O'Connor stated that this zone was recently changed from an Industrial Zone to a Business Park Zone. He stated that the owner of this property has put a lot of time and money into this property.

Vice Chairman Vaughan, Jr. confirmed that if this were to be approved they could put stipulations that all other variances and building fire codes must be met. Vice Chairman Vaughan, Jr. also confirmed that the hardship is the change of the zone. Mr. O'Connor stated that this was correct.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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Application No. 6111-12. Theresa Cahill, seeking a variance to display a temporary banner larger and for a longer period of time than permitted at 581 Silas Deane Hwy, West side, B Residential Zone, (§6.3.G.9.b.).

Theresa Cahill, 35 Falcon Ridge Road, Rocky Hill, CT appeared before the Board seeking a variance to display a temporary banner larger and for a longer period of time than permitted at 581 Silas Deane Highway.

Ms. Cahill stated that she is a parent volunteer for Corpus Christi School. She stated that the School has won the “National Blue Ribbon of School Award” and they would like to display a banner. They would like to keep it up for the rest of the school year and into the next school year until December 2013.

Ms. Cahill stated that the banner would 25’ long by 5’ wide. She presented to the Board a picture of where the banner would be displayed. She stated that last year they went through a similar process for the banner of their 50th Anniversary. She stated that that banner was 42’ by 3’ for a total of 126 square feet; this new banner would be 25’ by 5’ for a total of 125 square feet.

Chairman Vaughan, Jr. questioned that the application states that it is for 126 square feet. Ms. Cahill confirmed that it was changed from 26’ long to 25’ long.

Chairman Vaughan, Jr. confirmed that there are two parking lots in front of the school so it would not be a distraction to the Silas Deane Highway. Ms. Cahill stated that this was correct.

Mr. O’Connor stated that what is allowed is a temporary banner for 14 days and 32 square feet for special events.

Vice Chairman Logan questioned the length of time they wanted to keep the banner up for. Ms. Cahill stated at least for the rest of the school year; but they were hoping to be able to keep it up until December 2013 if possible.

Commissioner LeBlanc questioned if the regulations say anything about it be visible from the street. Mr. O’Connor stated that with the school being set so far back it would not be an issue.

Commissioner Ziurys, Jr. questioned if the banner would be of good enough quality to last until December 2013 with the outside elements. Ms. Cahill stated that another parent owns a media marketing company and they did the anniversary banner and that banner stayed perfectly; there was not a rip or a tear in the banner. They would be doing this banner also; so they would know the quality of material to get. Mr. O’Connor confirmed

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that the fence banner did withstand the time and the weather.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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Chairman Thomas Vaughan, Jr.

Commissioner Rudewicz, Clerk

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The Wethersfield Zoning Board of Appeals held a public hearing on October 22, 2012 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Daniel Logan, Vice Chairman
Mark Rudewicz, Clerk
Eugene Ziurys, Jr.
Paul J. Leblanc, Alternate
David Gustafson, Alternate

ABSENT: Morris Borea
Robert Cobb, Alternate

Also Present: Brian O'Connor –Chief Building Official

DECISIONS FROM PUBLIC HEARING

Voting members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Rudewicz, Commissioner Ziurys, Jr. and Commissioner Gustafson.

Application No. 6109-12. Rebecca S. Sanders, seeking a variance to continue to store a 24' automobile trailer in the side yard which exceeds the 18' maximum length permitted at 1000 Folly Brook Blvd, East side, B Residential Zone, (§3.5.B.3)

Upon motion made by Vice Chairman Logan, seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

Voting members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Rudewicz, Commissioner Ziurys, Jr. and Commissioner Leblanc.

Application No. 6110-12. Leonard Sande III, seeking a Use variance to operate an automotive repair business at 61 Arrow Road, North side, BP Zone, (§5.2.E.3).

Upon motion made by Commissioner Rudewicz seconded by Commissioner Leblanc and a poll of the Board it was unanimously voted that the above application **BE APPROVED** with the following stipulation:

1. All other Agency requirements must be met.

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Voting members: Chairman Vaughan, Jr., Vice Chairman Logan, Commissioner Rudewicz, Commissioner Ziurys, Jr. and Commissioner Leblanc.

Application No. 6111-12. Theresa Cahill, seeking a variance to display a temporary banner larger and for a longer period of time than permitted at 581 Silas Deane Hwy, West side, B Residential Zone, (§6.3.G.9.b.).

Upon motion made by Commissioner Rudewicz, seconded by Vice Chairman Logan and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted through December 2013.

APPROVAL OF MINUTES

Upon motion made by Commissioner Gustafson seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the minutes of September 24, 2012 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:38 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Rudewicz, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Rudewicz, Clerk